

21 Berrys Wood
Newton Abbot
TQ12 1UP

14th June 2021

Licensing Section
Teignbridge District Council
Forde House
Brunel Road
Newton Abbot
TQ12 4XX

Dear Sirs,

We wish to object to an application for a Premise Licence regarding Unit 37 Berrys Wood, Newton Abbot, TQ12 1UP which was made by a company, BeerBox2U Ltd, and whose registered address is Studio 210, 134-146 Curtain Road, London EC2A 3AR.

A.

Relevant information

1.The application refers to Unit 37 Berrys Wood, Newton Abbot. There is no house bearing that number and the discrepancy is believed to date back to when the houses were built and the garages were numbered separately.

Unit 37 is registered under Title Number DN254040 and is the garage of number 25 Berrys Wood registered to Thomas Frederick Boston and Hilda Margaret Boston.

In this Title there is a restrictive covenant under paragraph 1"..... will not at any time hereafter use or permit to be used any part of the Vendors said Bradley Barton Estate as an hotel public house or beer or cider, shop or club or otherwise for the sale by retail or otherwise (and whether for consumption on or off the premises) of or for the manufacture of alcoholic liquor".

In addition, in The Fourth Schedule, paragraph 5, "No garage erected on the property shall be used for any purpose than as a garage for private motor vehicles".

2.Berrys Wood is a residential cul-de-sac with mainly semi-detached together with a few terraced houses. In all 35 dwellings.

3. The registered address of Studio 210, 134-146, Curtain Road, London EC2A 3AR, according to suite.endole.co.uk has 3,703 Companies registered there. The property offers a variety of studios and appears to be used as a postal address.

4.The application is for the supply of alcohol which would infer delivery and collection to and from the site.

5. The operating hours cover over 90 hours per week over a 7 day period.

6. It is misleading to call 37 Berrys Wood a unit as that infers that it is situated on an industrial estate whereas it is in fact a garage in a residential area.

B

OUR OBJECTIONS to this application are as follows:-

1. Berrys Wood is part of the Bradley Barton Estate which is a residential area.
2. Granting of this Licence would open up applications from all manner of businesses requesting to operate from garages in this residential area.
3. The access to this garage (unit number 37) is a shared access with 5 other garages and there is only one entrance/exit.
4. In front of these garages is an area of grass that is often used by children as a play area and with more and larger vehicles accessing this garage (unit number 37) there is a heightened risk of children being injured.
5. There is no limit to size of vehicles that will be delivering to this garage (unit number 37).
6. It is stated that no members of the public will be on the premises at any time but that is not to say that they will not be collecting alcohol from the access area in front of this property which is not part of the premises.
7. We consider it will be impossible for you to take enforcement action against this limited company that is registered to an address in the middle of London.
8. The Supervisor is named but there are no contact details for him.
9. Has the owner of 25 Berrys Wood given permission for the garage (unit number 37) to be used for this purpose?
10. In the application the applicant has stated that in the prevention of public nuisance there will be no public on the premises at any time, all deliveries will be in accordance with laws and regulations and that all deliveries will be kept to a minimum due to collection from suppliers. The premises are only the garage (unit 37) which does not include the access area in front.
11. Whilst deliveries might be kept to a minimum there is no mention of collection restrictions.
12. The statement under the paragraph in the application relating to the protection of children from harm means nothing. This is a residential area and children are often playing on the grass and hardstanding access area in front of the garages.
13. The garage (unit number 37) to number 25 Berrys Wood is for residential use only and we consider that planning permission for change of use would be required.
14. We consider that the correct place for this business is on an industrial estate.

15. We are of the opinion that the licencing of these premises could attract undesirables to the area when alcohol is known to be in the locality and could lead to break-ins in adjoining garages.

We trust you will consider these points and reject the application and if the committee wish to discuss this matter we would be willing to attend a meeting.

Yours faithfully


Peter and Suzann Farnsworth

PP

Julie Bennett

From: Helen Gerry <[REDACTED]>
Sent: 16 June 2021 18:22
To: Ext Mail: Licensing
Subject: Application for Premises Licence regarding 37 Berrys Wood, Newton Abbot.

32 Berrys Wood,
Newton Abbot,
TQ12 1UP

16th June 2021

Licensing Section,
Teignbridge District Council,
Forde House,
Brunel Road,
Newton Abbot,
TQ12 4XX

Dear Sirs,

Licence Number: 21/00364/LPR NEW
Licence Holders: BeerBox2U Ltd
Permitted Activity: Supply of Alcohol "Unit 37" Berrys Wood, Newton Abbot

It has come to our attention that an Application for the Supply of Alcohol has been applied for by BeerBox2U Ltd who are a registered company in London.

We are writing to submit our objections to the above application;

1. The application relates to Unit 37 Berrys Wood, there is no such unit. I have lived in Berrys Wood since April 1998 and there are in fact only 35 houses. It is a residential cul-de-sac of dwellings and garages.
- 2.
3. As I understand it the garages to each property were numbered differently when the road was being built. The "unit" referred to as 37, is in fact the residential garage of 25 Berrys Wood which is occupied by Mr Alan Boston. Surely if this application is granted it changes the use and a Change of Use Application should be submitted.
3. The "unit" is in the middle of a block of 5 garages with very limited access, which raises concerns regarding the size of delivery vehicles from suppliers and customer collections. Berrys Wood is a residential cul-de-sac with limited parking and we can foresee problems regarding this.
- 4.
5. To the front of the garage, "unit 37", there is a forecourt and grassed area which is often used by small children playing at evenings, weekends and school holidays, with larger vehicles delivering to said "unit" there is a risk of children being injured. There are also a number of older residents to which this application would cause distress and disruption.
- 6.

7. We consider that the operating hours of 90 hours per week, over a 7 day period, to be excessive.
- 8.
9. The cul-de-sac backs onto Bradley Woods and there are very often groups of teenagers in the woods and we are concerned that if they are aware of said unit it will encourage anti-social behaviour and possible damage to property.
- 10.
11. We are of the opinion that this operation should be run from a more suitable premises, i.e. an industrial unit, and not a residential garage.
- 12.
13. We also do not see the necessity of this application for the sale of alcohol when you have local supermarkets and convenience stores within the local area, many of which are 24hours.

We trust our above objections will be considered in the rejection of the application.

Yours faithfully,

Helen Gerry and Neil Frost

The Lawns
Bigadon
Buckfastleigh
Devon
TQ11 0ND
19/06/2021

Dear Sir

Re. Application for premise Licence for garage number 37 Berrys Wood Newton Abbot.

I own 15 and 17 Berrys Wood Newton Abbot, which are let to families with young children.

I wish to object to the proposal to grant a Premise Licence to garage number 37 Berryswood to enable it to be used for online alcohol sales.

My objections are that there will be an increase in traffic on the road which will endanger children who play on the grass verges and tarmac in front of the garages. There is also a risk of anti-social behaviour and break ins to adjoining garages one of which is owned by me.

This is a residential area and should remain so. The garages go with the houses. I believe in this case it is number 25. If you allow one garage to be used for commercial purposes it is likely others will follow and before you know it a small industrial site will pop up.

I would like to make some general comments / questions to be considered.

Unit 37 is misleading it is a domestic garage which goes with house 25.

There is already an off-licence half a mile away, so I do not see the need for another outlet.

How can you grant a licence to a company who apparently is based in London? Who will be responsible locally for running the business? It is not even clear who the registered owner of the premises is. There is no responsible person or owner mentioned on your notice.

Have you checked with the Land Registry who owns the garage and house?

Has a change of use been granted?

Finally, I understand there are covenants attached to these properties to stop this sort of thing happening. This is a nice area which could soon be spoilt if this proposal goes through.

Yours faithfully


C.E.Martin

Licensing section
Teignbridge District Council

Mrs Teresa Metters
42 Berryswood
Bradley Barton
Newton Abbot
TQ121UP
18/06/2021

Teignbridge District Council
Teignbridge Licensing Department
Forde House
Brunel Road
Newton Abbot
TQ124XX

Dear Sir/Madam

Re: BEERBOX2U.LTD application for a Premises Licence at Unit 37 Berryswood, Newton Abbot for the sale of alcohol off the premises. Mon - Sat 0900-2200 and Sunday 1000- 2200

I wish to make a representation under Prevention of Crime and Disorder, with the said Unit 37 being a residential garage in a Cul- de -sac, I have concerns with the possibility of persons/ youths becoming aware of alcohol being kept on a premises in the Cul-de-sac and said Unit (garage) and other garages in the Cul-de-sac having an increased risk of becoming targets for being broken into, there have been garages broken into in the Cul-de-sac and surrounding area in the past.

In the full application what reference has been made to security to be put in place i.e Is the alcohol going to be stored in locked cages. Will there be secure outer and inner doors to the garage, a secure roof, an alarm system or CCTV and does the application have a Designated Premises Supervisor.

Yours Sincerely

[Redacted Signature]

Teresa Metters

Mob: [Redacted]

Home [Redacted]